

S U M M A R Y

FILE NO.	2245	Thomas Guide Map No.	684/685
		Date Received:	11/30/06
		Date Distributed:	11/30/06
ENTITY	Southwest Suburban Sewer District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	01/14/07
TITLE	Huntington Park East Island	Board Meeting:	12/14/06

Location	The annexation area is located entirely within the City of Des Moines. The northern boundary of the site is generally south of South 202 nd Street. The western-most boundary is due east of (and generally follows) 4 th Place South. The southern-most boundary is located at approximately South 208 th Street. The eastern boundary is variously formed by 7 th Avenue South and by property lines between 7 th Place South/7 th Avenue South.
Land Area	Approximately 27 acres (90 parcels)
Existing Land Use	Single-Family Residential Use (88 parcels); Vacant land (2 parcels)
Population	Estimated at 216 people
Assessed Valuation	Approximately \$17,955,700
County Comprehensive Plan/County Zoning	Not applicable
City Comprehensive Plan	Residential Use
City Zoning	Single-Family Residential Use
District Comprehensive Plan	Southwest Suburban Sewer District Comprehensive Plan (Adopted 2006)
District Franchise	The City of Des Moines has Franchise Agreement with the Southwest Suburban Sewer District which provides for service to properties in the Huntington Park East Island Area.
Urban Growth Area (UGA)	The Huntington Park East Island Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Huntington Park East Island Area. A Determination of Non-Significance was issued in October 2006.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dow Constantine; Julia Patterson

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Burien; Des Moines; Normandy Park; SeaTac

Fire Districts: South King Fire and Rescue; City of SeaTac

Water Districts: Highline Water District

Sewer Districts: Midway Sewer District

School District: Highline School District No. 401

SUMMARY - File No. 2245

The Southwest Suburban Sewer District proposes to annex approximately 27 acres of land (90 parcels) within the corporate limits of the City of Des Moines.

The Huntington Park East Island Area Annexation Area is located entirely within the City of Des Moines. The northern boundary of the site is generally south of South 202nd Street. The western-most boundary is due east of (and generally follows) 4th Place South. The southern-most boundary is located at approximately South 208th Street. The eastern boundary is variously formed by 7th Avenue South and by property lines between 7th Place South/7th Avenue South.

The Huntington Park East Island Area Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24.210 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations. The proposed annexation area (at 27 acres) includes boundaries that are essentially entirely contiguous to the existing District service area. A Resolution for Annexation was approved by the District in November 2006.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30 and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13 pertaining to the provision of public sewer services within the Urban Growth Area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives state that the proposed Huntington Park East Island Area Annexation is also consistent with the City of Des Moines Comprehensive Plan. For example, the proposed Annexation is reportedly consistent with City of Des Moines Comprehensive Plan policies (e.g., Goal 1 and Goal 12) that encourage growth in urban areas in which public facilities and services are available to serve citizens.

The Huntington Park East Island 2 Area Annexation will not have any impact on the Area's land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning by the City of Des Moines for the Huntington Park East Island Area. The proposal will not affect current or future services (e.g., fire district services or water district services) for this community.

At present, 17 of the 90 existing parcels are receiving services from the District. The remaining 71 developed parcels are served by septic systems. With the incorporation of the Huntington Park East Island Annexation Area within the Southwest Suburban Sewer District's boundaries, the District will work with interested property owners to develop cost-effective plans for installation of sewer systems. The District has sufficient resources to provide sewer service for existing residences and for future residential development in these communities.

Southwest Suburban Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with (Objective 1) Preservation of Natural Neighborhoods and Communities; (Objective 2) Use of Physical Boundaries; and (Objective 3) Creation of Logical Service Areas. Similarly, the

annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the Southwest Suburban Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to properties with the District.

The Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Southwest Suburban Sewer District representatives report that the District has the necessary capacity to serve the Huntington Park East Island Area. When residents in this Area choose to begin receiving sewer service, the District's operation and maintenance staff will incorporate routine maintenance and service to these residents.